

All Hamilton-Burlington

Regions

**MONTHLY
STATISTICS
PACKAGE**

AUGUST 2025

Cornerstone
Association of REALTORS®

Hamilton-Burlington Area Homes Sales Increase for Second Consecutive Month

Benchmark Home Prices Continue to Trend Downwards

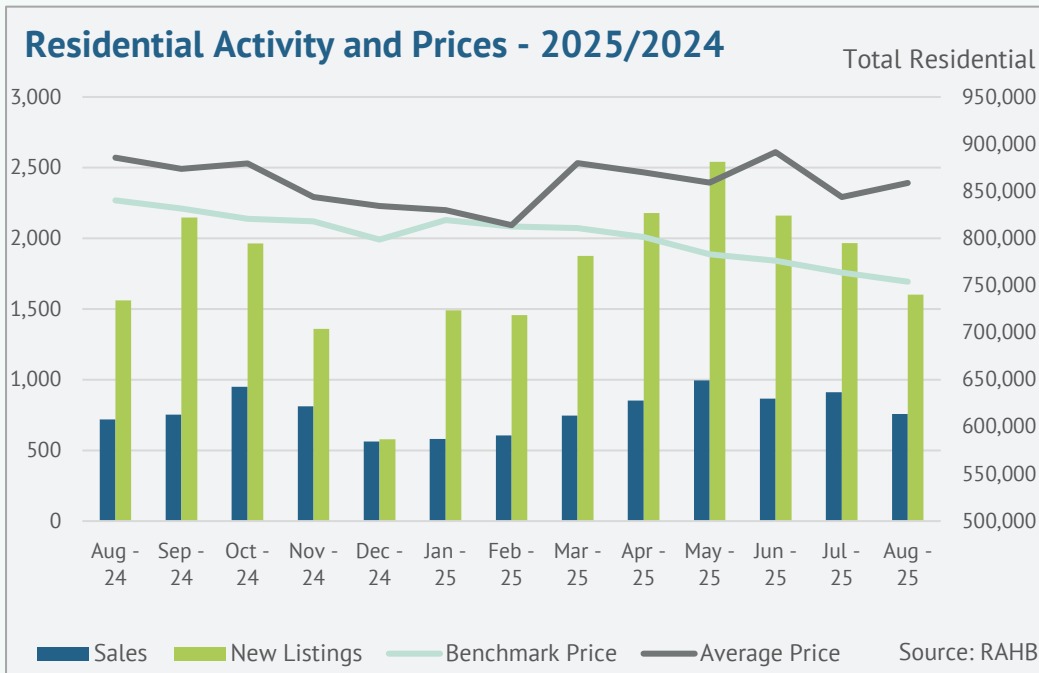
Hamilton, ON (September 4, 2025) – For the second consecutive month, sales activity has improved compared to the same period last year. However, with 757 sales across Hamilton, Burlington, Haldimand County, and Niagara North, levels remain over 30 per cent lower than typical August figures.

“While overall sales remain significantly below the typical levels for August, it’s very encouraging to see an increase in year-over-year sales activity for the second month in a row,” says Nicolas von Bredow, Cornerstone spokesperson for the Hamilton-Burlington market area. “The rise in new listings has created a more balanced market, and with inventory levels still elevated, buyers are benefiting from lower home prices. As we move forward, we remain cautiously optimistic about a sustained market recovery, particularly due to ongoing buyer interest.”

The number of new listings rose to 1,601 in August, high enough relative to sales to keep the sales-to-new listings ratio low at 47 per cent. Inventory levels trended down slightly over last month, which is consistent with seasonal trends. However, they did remain nearly 15 per cent higher than last year’s levels and have not been this high for the month of August since 2011.

In August, the unadjusted benchmark price was \$754,000, down over last month and 10 per cent lower than prices reported a year ago. Prices have mostly trended down since the second half of 2024 across the region.

The statistics provided in this report are based on information from the ITSO MLS® System. Multiple MLS® Systems operate within Ontario, and while none can be guaranteed to include every property listed or sold within a given area, they effectively illustrate market trends.



SALES

757



5.4%

YEAR/YEAR



NEW LISTINGS

1,601



2.6%

YEAR/YEAR



INVENTORY

3,670



14.6%

YEAR/YEAR



MONTHS OF SUPPLY

4.8



8.7%

YEAR/YEAR



RESIDENTIAL AVERAGE PRICE



\$858,601



3.0%

YEAR/YEAR

AVERAGE DOM

39.5



16.5%

YEAR/YEAR



PROPERTY TYPES

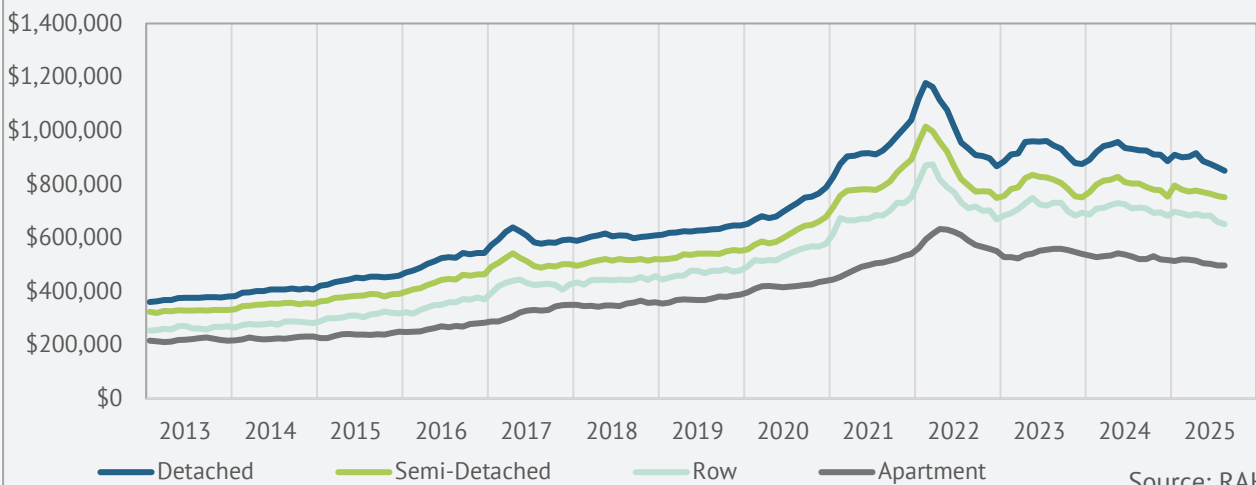
August 2025

| | Sales | | New Listings | | Inventory | | S/NL | Days on Market | | Months of Supply | | Average Price | | Median Price | |
|--------------------------|------------|-------------|--------------|-------------|--------------|--------------|------------|----------------|--------------|------------------|-------------|------------------|--------------|------------------|--------------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Ratio | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y |
| Detached | 508 | 13.6% | 994 | 5.9% | 2,275 | 15.4% | 51% | 37.6 | 13.3% | 4.48 | 1.6% | \$961,353 | -4.8% | \$840,000 | -3.2% |
| Semi-Detached | 32 | 6.7% | 75 | 31.6% | 143 | 53.8% | 43% | 32.1 | 0.7% | 4.47 | 44.2% | \$775,734 | 8.2% | \$819,250 | 12.6% |
| Row | 132 | -7.7% | 321 | 4.2% | 628 | 23.9% | 41% | 36.3 | 19.3% | 4.76 | 34.2% | \$701,856 | -2.3% | \$690,000 | -1.4% |
| Apartment | 78 | -16.1% | 196 | -18.3% | 577 | -1.4% | 40% | 57.4 | 30.8% | 7.40 | 17.6% | \$534,381 | -12.5% | \$478,000 | -9.0% |
| Mobile | 7 | 250.0% | 15 | 50.0% | 47 | 38.2% | 47% | 73.4 | 140.7% | 6.71 | -60.5% | \$349,071 | 16.4% | \$275,000 | -8.3% |
| Total Residential | 757 | 5.4% | 1,601 | 2.6% | 3,670 | 14.6% | 47% | 39.5 | 16.5% | 4.85 | 8.7% | \$858,601 | -3.0% | \$750,000 | -0.5% |

Year-to-Date

| | Sales | | New Listings | | Inventory | | S/NL | DOM | | Months of Supply | | Average Price | | Median Price | |
|--------------------------|--------------|---------------|---------------|-------------|--------------|--------------|--------------|-------------|--------------|------------------|--------------|------------------|--------------|------------------|--------------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Ratio | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y |
| Detached | 4,136 | -6.1% | 9,621 | 8.9% | 2,059 | 23.8% | 43.0% | 34.6 | 19.1% | 3.98 | 31.8% | \$963,343 | -4.1% | \$840,000 | -4.0% |
| Semi-Detached | 305 | 4.1% | 705 | 36.1% | 134 | 69.1% | 43.3% | 28.9 | 12.3% | 3.50 | 62.5% | \$742,360 | -0.7% | \$725,000 | 0.0% |
| Row | 1,177 | -19.2% | 2,703 | 3.2% | 552 | 41.0% | 43.5% | 36.0 | 34.1% | 3.75 | 74.4% | \$718,722 | -3.8% | \$705,000 | -3.4% |
| Apartment | 669 | -27.8% | 2,149 | -3.9% | 594 | 14.5% | 31.1% | 54.0 | 26.6% | 7.11 | 58.5% | \$530,624 | -7.2% | \$480,000 | -8.6% |
| Mobile | 30 | 0.0% | 96 | 33.3% | 42 | 60.3% | 31.3% | 63.2 | 24.6% | 11.17 | 60.3% | \$312,970 | -2.2% | \$334,950 | 12.9% |
| Total Residential | 6,317 | -11.5% | 15,274 | 6.6% | 3,383 | 25.9% | 41.4% | 36.8 | 21.4% | 4.28 | 42.4% | \$858,179 | -2.7% | \$755,000 | -1.9% |

Prices by Property Type



DETACHED

\$850,200



SEMI-DETACHED

\$750,900



ROW

\$650,800

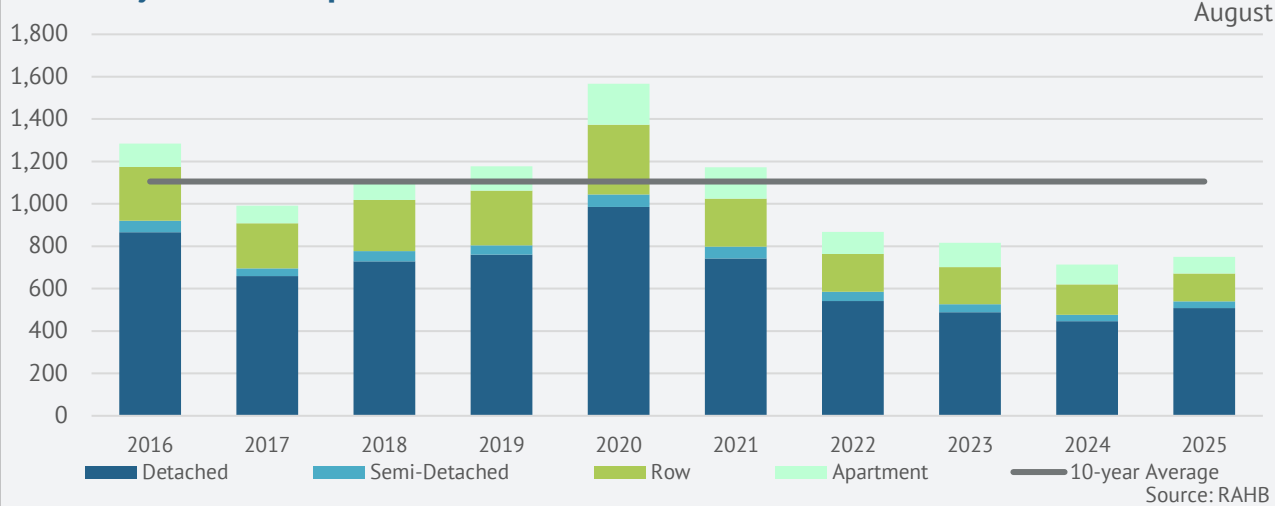


APARTMENT

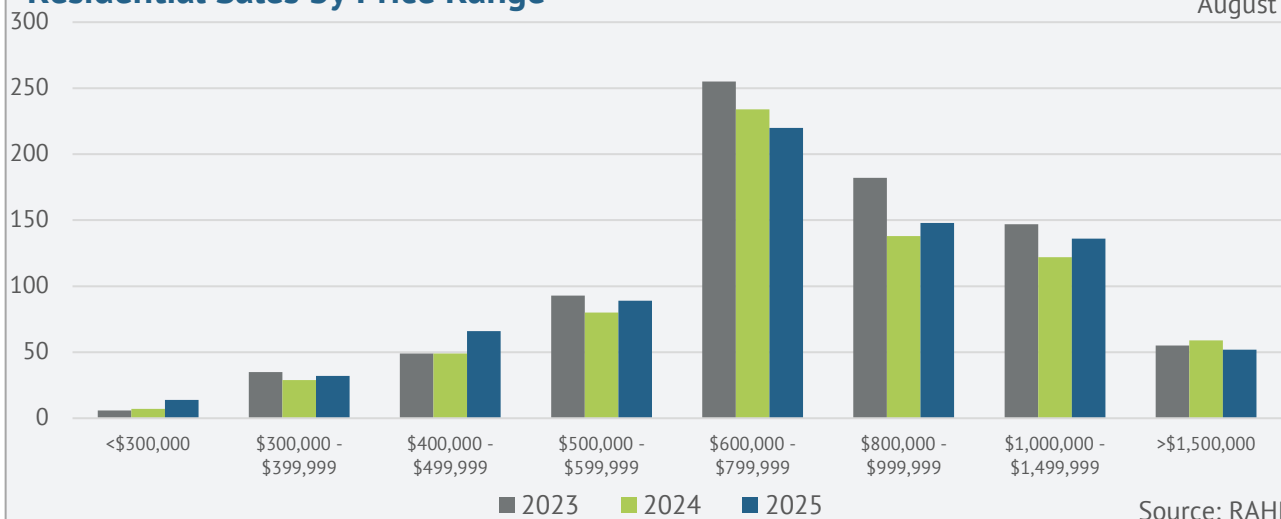
\$496,400



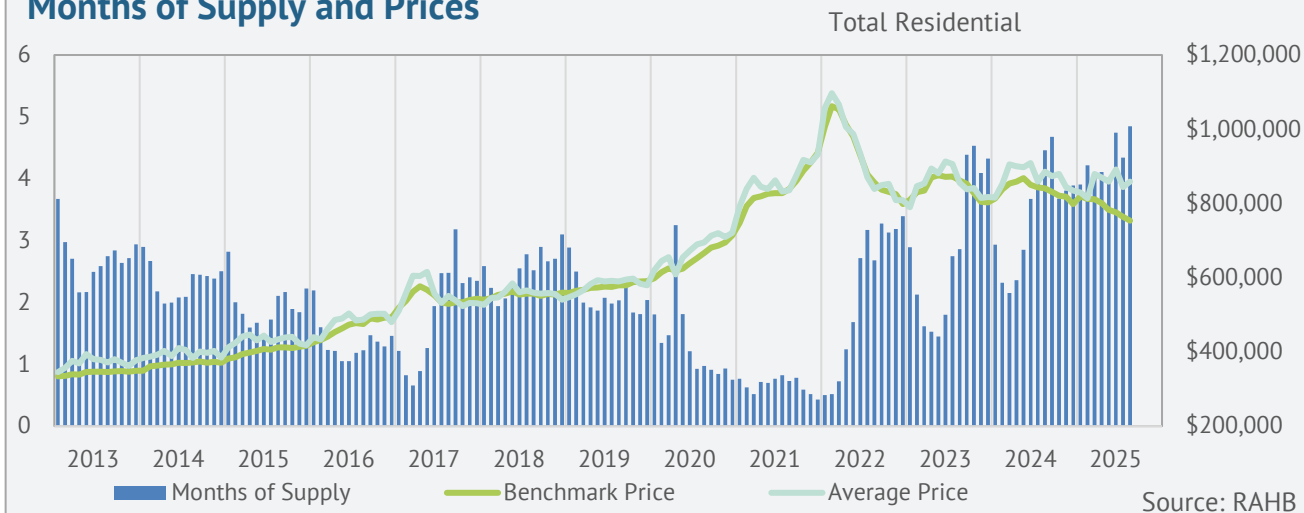
Monthly Sales Comparison



Residential Sales by Price Range

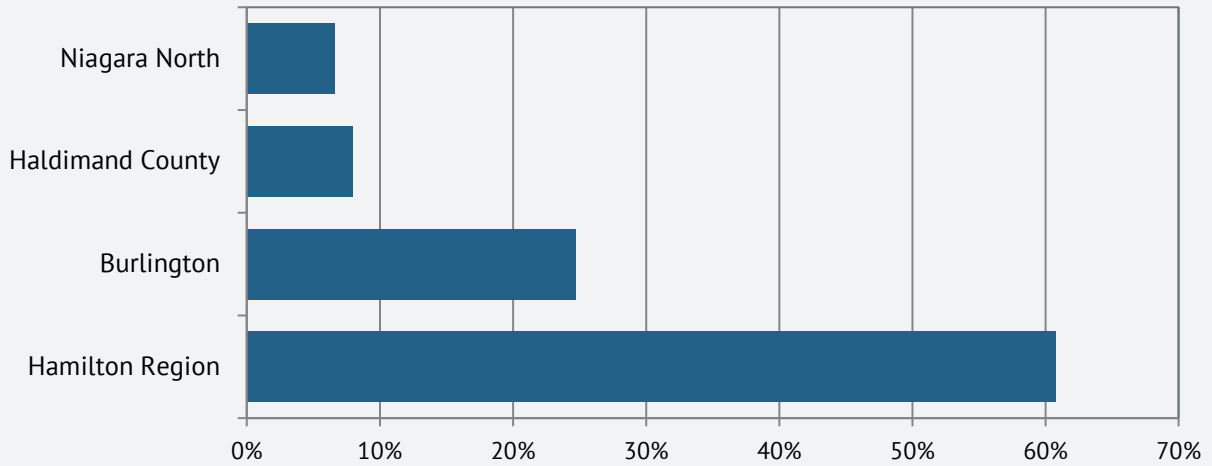


Months of Supply and Prices



REGIONAL SUMMARY

Share of Sales by District



August 2025

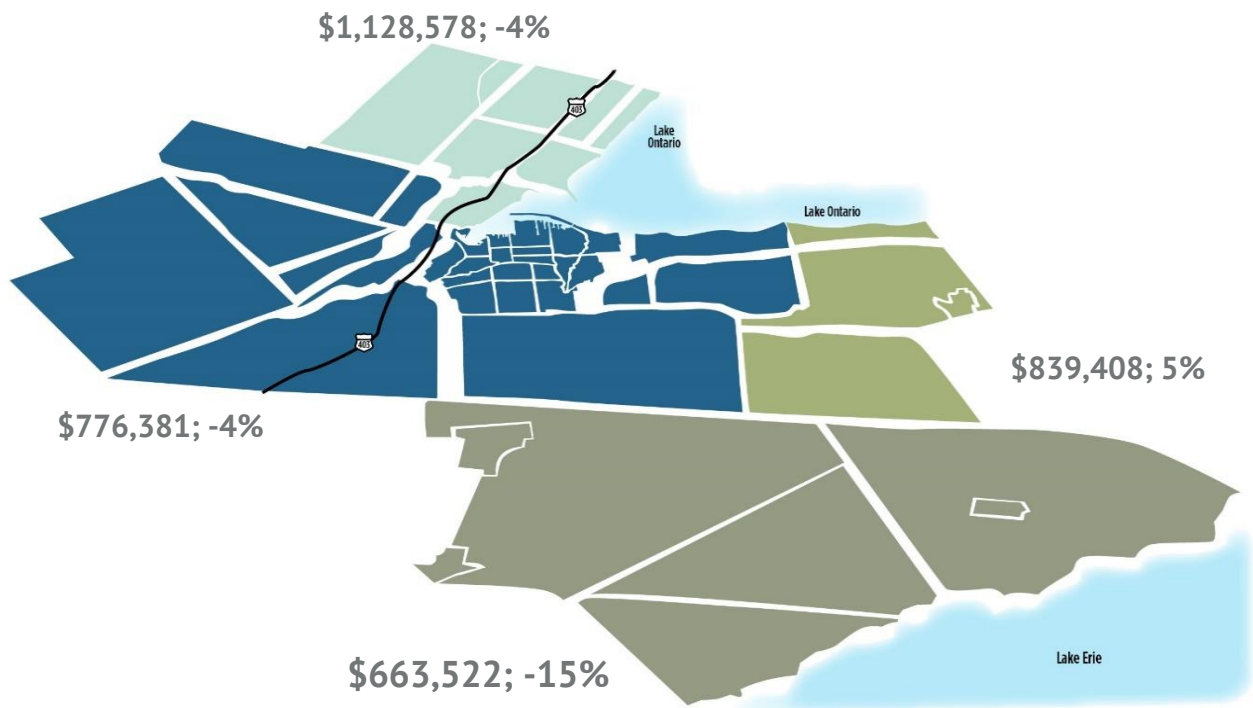
| | Sales | | New Listings | | Inventory | | S/NL | Days on Market | | Months of Supply | | Average Price | | Median Price | |
|------------------|--------|--------|--------------|--------|-----------|-------|-------|----------------|-------|------------------|--------|---------------|--------|--------------|-------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Ratio | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y |
| Hamilton Region | 460 | 4.8% | 1031 | 7.4% | 2333 | 19.9% | 45% | 37.1 | 7.6% | 5.07 | 14.4% | \$776,381 | -3.6% | \$715,000 | -2.1% |
| Burlington | 187 | 16.1% | 292 | -3.9% | 654 | 16.8% | 64% | 39.9 | 37.0% | 3.50 | 0.5% | \$1,128,578 | -3.6% | \$1,035,000 | 5.1% |
| Haldimand County | 60 | 13.2% | 129 | -13.4% | 345 | -3.4% | 47% | 52.5 | 35.6% | 5.75 | -14.6% | \$663,522 | -15.5% | \$625,000 | -5.3% |
| Niagara North | 50 | -23.1% | 149 | 1.4% | 338 | -0.3% | 34% | 44.9 | 17.2% | 6.76 | 29.6% | \$839,408 | 4.5% | \$751,250 | 0.2% |
| Total | 757 | 5.4% | 1,601 | 2.6% | 3670 | 14.6% | 47% | 39.5 | 16.5% | 4.85 | 8.7% | \$858,601 | -3.0% | \$750,000 | -0.5% |

Year-to-Date

| | Sales | | New Listings | | Inventory | | S/NL | DOM | | Months of Supply | | Average Price | | Median Price | |
|------------------|--------|--------|--------------|-------|-----------|-------|-------|--------|-------|------------------|-------|---------------|-------|--------------|-------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Ratio | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y |
| Hamilton Region | 3,933 | -9.2% | 9,638 | 9.0% | 2149 | 32.3% | 40.8% | 36.8 | 23.1% | 4.37 | 45.8% | \$785,045 | -2.9% | \$715,000 | -3.1% |
| Burlington | 1,407 | -14.4% | 3,194 | 6.7% | 627 | 32.5% | 44.1% | 31.6 | 27.7% | 3.57 | 54.8% | \$1,135,289 | -0.3% | \$993,900 | 0.4% |
| Haldimand County | 459 | 1.3% | 1,125 | 1.4% | 299 | 5.6% | 40.8% | 51.0 | 26.9% | 5.22 | 4.2% | \$686,359 | -5.0% | \$655,000 | -6.3% |
| Niagara North | 518 | -27.1% | 1,317 | -5.3% | 307 | 0.7% | 39.3% | 37.9 | -3.1% | 4.75 | 38.2% | \$813,020 | -2.9% | \$742,500 | -1.0% |
| Total | 6,317 | -11.5% | 15,274 | 6.6% | 3,383 | 25.9% | 41.4% | 36.8 | 21.4% | 4.28 | 42.4% | \$858,179 | -2.7% | \$755,000 | -1.9% |

AVERAGE RESIDENTIAL PRICE BY DISTRICT

| | |
|------------------|----|
| HAMILTON REGION | 16 |
| BURLINGTON | 15 |
| HALDIMAND COUNTY | 13 |
| NIAGARA NORTH | 59 |



RESIDENTIAL PRICE COMPARISON

| | August 2025 | | | | Year-To-Date | | | |
|------------------|---------------|--------|-----------------|--------|---------------|-------|-----------------|-------|
| | Average Price | | Benchmark Price | | Average Price | | Benchmark Price | |
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y |
| Hamilton Region | \$776,381 | -3.6% | \$703,800 | -9.4% | \$785,045 | -2.9% | \$735,925 | -6.1% |
| Burlington | \$1,128,578 | -3.6% | \$884,800 | -14.8% | \$1,135,289 | -0.3% | \$949,588 | -9.3% |
| Haldimand County | \$663,522 | -15.5% | \$665,300 | -6.8% | \$686,359 | -5.0% | \$672,788 | -4.2% |
| Niagara North | \$839,408 | 4.5% | \$718,300 | -9.3% | \$813,020 | -2.9% | \$728,325 | -8.0% |

DETACHED BENCHMARK HOMES

| | August 2025 | | | | | | |
|------------------|-----------------|--------|-------|----------------|----------|-------------------|----------|
| | Benchmark Price | Y/Y | M/M | Full Bathrooms | Bedrooms | Gross Living Area | Lot Size |
| Hamilton Region | \$767,000 | -7.9% | -2.0% | 2 | 3 | 1,448 | 4,579 |
| Burlington | \$1,210,800 | -10.5% | -0.7% | 2 | 3 | 1,722 | 6,322 |
| Haldimand County | \$676,300 | -6.7% | -1.1% | 2 | 3 | 1,476 | 8,585 |
| Niagara North | \$853,000 | -6.8% | -0.9% | 2 | 3 | 1,664 | 7,238 |

SUMMARY STATISTICS

August 2025

| | Sales | | New Listings | | Inventory | | Average Price | | Days On Market | | | |
|-------------------|--------|--------|--------------|--------|-----------|--------|---------------|--------|----------------|--------|--------|--------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Average | Y/Y | Median | Y/Y |
| Residential | 757 | 5.4% | 1,601 | 2.6% | 3,670 | 14.6% | \$750,000 | -0.5% | 39.5 | 16.5% | 28.0 | 27.3% |
| Commercial | 10 | 11.1% | 27 | -46.0% | 227 | -18.1% | \$825,000 | 21.3% | 99.0 | -13.3% | 53.5 | -51.8% |
| Farm | 2 | -33.3% | 11 | -38.9% | 62 | -12.7% | \$2,275,000 | 82.0% | 29.0 | -83.3% | 29.0 | -64.2% |
| Land | 2 | -71.4% | 39 | -17.0% | 248 | 1.2% | \$2,735,000 | 120.0% | 227.5 | 30.4% | 227.5 | 116.7% |
| Multi-Residential | 10 | 100.0% | 27 | 3.8% | 107 | 5.9% | \$632,500 | -21.9% | 62.7 | 10.8% | 44.5 | -11.0% |
| Total | 781 | 4.4% | 1,730 | -0.2% | 5,602 | 7.9% | \$750,000 | -0.2% | 41.1 | 10.1% | 28.0 | 21.7% |

Year-to-Date

| | Sales | | New Listings | | Inventory | | Average Price | | Days On Market | | | |
|-------------------|--------|--------|--------------|--------|-----------|--------|---------------|-------|----------------|--------|--------|--------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Average | Y/Y | Median | Y/Y |
| Residential | 6,317 | -11.5% | 15,274 | 6.6% | 3,383 | 25.9% | \$755,000 | -1.9% | 36.8 | 21.4% | 23.0 | 35.3% |
| Commercial | 84 | 7.7% | 427 | -14.3% | 248 | -6.9% | \$937,500 | 14.5% | 124.9 | 36.4% | 85.0 | 16.4% |
| Farm | 33 | 94.1% | 100 | -29.1% | 52 | -25.2% | \$1,750,000 | 9.4% | 74.2 | -30.2% | 38.0 | -44.1% |
| Land | 57 | 0.0% | 308 | -15.2% | 222 | -3.4% | \$646,000 | 29.2% | 143.3 | 44.0% | 92.0 | 33.3% |
| Multi-Residential | 64 | -17.9% | 342 | 4.9% | 117 | 11.7% | \$783,500 | -2.1% | 58.8 | 23.7% | 45.0 | 32.4% |
| Total | 6,556 | -11.3% | 16,482 | 4.7% | 5,288 | 13.7% | \$755,000 | -1.9% | 39.3 | 23.1% | 23.0 | 27.8% |

August 2025

| | Sales | | Dollar Volume | | New Listings | | Days on Market | | Leases | Lease DOM |
|------------|--------|---------|---------------|---------|--------------|---------|----------------|-----|--------|-----------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Actual |
| Business | 0 | -100.0% | \$0 | -100.0% | 12 | -20.0% | - | - | 0 | - |
| Industrial | 0 | - | \$0 | - | 0 | -100.0% | - | - | 0 | - |
| Investment | 0 | - | \$0 | - | 0 | -100.0% | - | - | 0 | - |
| Land | 0 | - | \$0 | - | 0 | -100.0% | - | - | 0 | - |
| Office | 0 | - | \$0 | - | 0 | -100.0% | - | - | 0 | - |
| Retail | 0 | -100.0% | \$0 | -100.0% | 0 | -100.0% | - | - | 0 | - |

Year-to-Date

| | Sales | | Dollar Volume | | New Listings | | Days on Market | | Leases | Lease DOM |
|------------|--------|---------|---------------|---------|--------------|---------|----------------|--------|--------|-----------|
| | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Y/Y | Actual | Actual |
| Business | 1 | -95.8% | \$110,000 | -98.5% | 111 | -11.2% | 233.0 | 213.3% | 19 | 92.7 |
| Industrial | 0 | -100.0% | \$0 | -100.0% | 0 | -100.0% | - | - | 1 | 223.0 |
| Investment | 0 | -100.0% | \$0 | -100.0% | 0 | -100.0% | - | - | 0 | - |
| Land | 0 | -100.0% | \$0 | -100.0% | 0 | -100.0% | - | - | 0 | - |
| Office | 0 | -100.0% | \$0 | -100.0% | 0 | -100.0% | - | - | 1 | 351.0 |
| Retail | 0 | -100.0% | \$0 | -100.0% | 0 | -100.0% | - | - | 1 | 348.0 |